

HQS inspection checklist

Listed below you will find some of the most common reasons why a unit will fail a **Housing Quality Standards (HQS) Inspection**. Please look your unit over carefully before the inspector comes out. We will be unable to enter into the HAP contract if the unit fails HQS inspection.

Items which will violate Housing Quality Standards (HQS) includes such things as:

- Peeling or flaking paint
- Unsafe or rotted porches
- Water leaks
- Lack of proper ventilation of flue on hot water tank
- Weak or broken floor boards
- Faulty plumbing
- Missing electrical outlet covers or switch plates
- Inoperable smoke detectors.

Here is a checklist to use **prior** to the inspection. THIS LISTING IS NOT CONSIDERED TO BE A COMPLETE LIST OF CAUSES FOR HQS FAILURE.

_____ All ceilings, walls and floors must be strong, sturdy and in their permanent positions.

_____ A working smoke detector with a live battery must be installed on every level of the unit, including in the basement and outside of sleeping rooms. If any members of the family are hearing impaired, a detector for the hearing impaired must be installed.

_____ The entire unit, both inside and outside, including window frames, must be free of cracking, scaling, peeling, chipping and loose paint. This prevents exposure to possible lead-based paint hazards.

_____ Where there are four or more consecutive steps, handrails must be securely attached. This applies to both the interior and exterior of the unit.

_____ The unit must be free of roaches, rodents, or any other infestations.

_____ The entire unit, interior and exterior, must be free from electrical hazards. There may be no loose, hanging, or exposed wires. All three

prong outlets must be wired correctly. A three-prong circuit tester will be used at the time of the inspection to assure safety.

_____ Every room used for living must have either two working outlets or one working outlet and a permanently installed light fixture. At a minimum, each bathroom must have a permanently installed light fixture.

_____ All light switches and outlets must have secured plate covers installed.

_____ All windows and doors must be secure when closed, and must be weather tight.

_____ All windows and doors that are accessible from the outside, must have working sturdy locks.

_____ All openable windows must have a mechanism to secure them in place when opened.

_____ If the unit has a third floor sleeping room(s), and the family is eligible to use this room for sleeping, the owner must provide a safe method of escape in the case of fire (i.e. chain ladder).

_____ If there is a bathroom with a toilet that is not hooked up to water and sewer lines, it must be repaired. If it is removed, the drain must be sealed to prevent rodents and/or gases from escaping into the unit.

_____ The bathroom must have either an openable window or an exhaust fan for ventilation.

_____ The hot water tank's pressure relief valve **must have a discharge line extending down two to six inches from the floor.**

_____ The flue pipe leading from the furnace and hot water tank must be sealed at the chimney. Also, check to ensure that the flue pipes connecting to the furnace and hot water tank are installed correctly.

_____ Every room used for living must have an adequate heat source. If the source is gas, it must be vented to the outside. If the source is electric, it must be permanently installed and controlled by a separate thermostat.

_____ If the downspouts or gutters are damaged and/or missing, causing interior damage to the unit, they must be replaced or repaired. Any damage to the interior of the unit due to the missing or damaged downspouts or gutters must be repaired.

_____ The unit must be free from any accumulation of garbage or debris, both inside and outside.

_____ Multi-family owners must provide "refuse disposals"; facilities include trashcans with covers, garbage chutes or dumpsters with lids.

_____ Every bedroom must have at least one openable window for ventilation; if windows are designed to open.